City of FRESN



Housing Element

2008-2013 Amendment I



INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT, SMALL SITES AND LOT CONSOLIDATION OPPORTUNITIES (AND ACTIONS TO MAKE SITES AVAILABLE DURING THE PLANNING PERIOD), LOT CONSOLIDATION, ZONING TO ENCOURAGE AND FACILIATE HOUSING FOR LOWER-INCOME HOUSEHOLDS, AND REALISTIC CAPACITY

"1. Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The Inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

The Site Inventory has been updated in the Central Area to include a more realistic development capacity of multiple family housing. The sites inventory of June 2008 included only an additional 98 dwelling units in the Central Area (area considered as downtown Fresno, bounded by State Routes 99, 180 and 41). The new proposed development capacity has been determined to be 2,485 which is well within with the 2025 General Plan growth target in the Central Area. These are based on applying densities of 30 to 50 dwelling units per acre to infill sites (1,810 du) and on an actual pending project called South Stadium (685 du). Infrastructure capacity currently exists to accommodate these levels of densities. See attached worksheets and map.

The revised estimates are based on an infill study conducted in August and September of 2008 by the UC Berkeley Transportation and Research Center. In this study (map attached), UC Berkeley graduate students, in conjunction with City of Fresno planning staff, identified sites with infill potential. Sites were identified in the field and then verified against the City's GIS database. Sites were included that were vacant, consisted of surface parking, or with a structure that was of insufficient value to merit preservation, or with a structure that could be compatible with mixed use development.

It should be noted that all sites identified are designated as Mixed Use Level II planned land use, which permits mixed use projects and residential developments at unlimited densities subject to a Conditional Use Permit (CUP). Proposed developments over 75 feet in height also would require a CUP.

Small Sites and Lot Consolidation Opportunities

Over 1,600 sites in the inventory consist of small sites, that is, sites of less than one acre in area, with further development potential. Although the property size may be construed as a constraint to development of higher density affordable housing, the City has incentives and tools that encourage and facilitate the development of these sites. One of these tools includes the recently adopted second unit ordinance which permits (in accordance with California Government Code Section 65852.2) the construction of a new home on an already developed single-family residential parcel in a conventional subdivision, as a by right use. As part of the City's review process, the applicant would pay the proper entitlement processing fee, and would simply need to meet the following design guidelines:

- the density of the subject lot shall not exceed one hundred twenty-five percent (125%) of the residential density designated by the Fresno General Plan;
- the second dwelling shall be a minimum of 6 feet from the primary residence, or 10 feet if there is an entry from one of the units into the space between;
- one covered parking space for a second dwelling unit with one bedroom is required either in the form of a garage or carport (the City has the same requirement for all residential units);
- one additional, covered or uncovered, parking space is required for two or more bedrooms in the second dwelling unit;

- if a second driveway is proposed from the street frontage of the subject lot, it shall be a "ribbon" type driveway; i.e. two parallel strips of pavement (tire travel) with landscaping between;
- an all-weather surface path to the second unit shall be provided from the street frontage of the lot via a side yard area;
- the second unit shall be architecturally and visually compatible with the existing dwelling and the neighborhood in which it is located. Said compatibility shall be accomplished by the exterior design of the second dwelling unit through architectural use of building forms, height, construction materials, colors, windows, landscaping, and other methods that conform to acceptable construction practices.

Since the adoption of the second unit ordinance on December 14, 2004 (effective on January 25, 2005), approximately 40 applications have been submitted and approved. It is also noted that many parcels in the City are eligible for a second unit, given that they meet the minimum parcel size requirements and a large number of these parcels provide alley access thus easily meeting the minimum parking standards. It is further noted, that many interior parcels and corner parcels may easily be developed with a second unit. Furthermore, the entitlement processing fees have been reduced for second dwelling units in an effort to encourage their development. Considering the number of approved permits, in conjunction with the existing local housing needs and development trends, the City is projecting that 80 second unit permits will be issued during the current planning period.

An additional incentive that facilitates the development of small parcels is the recent ordinance amendment to the minimum parcel size requirements for Planned Unit Developments (PUD), which allow greater flexibility of property development standards including parcel size and setbacks; two of the most difficult obstacles facing small lot development. In comparison, the City historically mandated a minimum parcel size of two acres for a PUD; however, there is no longer a minimum parcel size. This is expected to encourage the development of infill and/or bypassed parcel development that may have otherwise been difficult to undertake as the strict application of the previous zoning ordinance made their development difficult, due to access, parcel widths, setbacks, etc. For example, an affordable housing project could be developed in the R-2 zone district on a small lot as follows:

A half-acre lot in the R-2 zone district could be developed with 8 dwelling units, or utilizing a 30 percent density bonus, the property could be developed with 10 units. These densities are equivalent to 16 and 20 units per acre, which place the units in the affordable range.

In addition, the City expedites all infill projects and offers a minimum 50 percent fee reduction for Site Plan Review and CUP Applications, while other applications are reduced as much as 80 percent (see Inter City Areas map, Chapter 4, page 4-13 eligible areas).

Lot Consolidation

The City recently amended its zoning ordinance to permit Voluntary Parcel Mergers (VPM) to further incentivize the development of underdeveloped and small sites. The VPM program is a process by which two or more adjoining parcels, under common ownership, are combined into a larger parcel. Prior to the VPM process, applicants were required to submit for a Lot Line Adjustment (LLA), although not cumbersome, took additional staff time to review, and therefore had a higher processing fee. In comparison, the VPM process

costs 50 percent less than the LLA process and has a streamlined (and speedy) processing time. Common VPMs include merging properties where a structure has been or is proposed to be constructed near, or over, a lot line, or too close to a lot line, to meet setback requirements. The City has found the program to be highly successful since its implementation. For the 2007 year, the City processed 14 VPM applications. To date, in 2008, the City has processed 6 applications. Taking this record, the City expects to process at least 50 lot mergers during the planning period.

Other methods of merging parcels include processing and recording a tract or parcel map or LLA which are more complicated, costly and time consuming. Additionally, whereas a LLA limits the amount of affected parcels to four, per Government Code Section 66415(d), there is no limit to the amount of parcels proposed to be merged through the VPM process.

Zoning to Encourage and Facilitate Housing for Lower-Income Households

Fresno has a regional housing need of 20,967 housing units, of which 8,534 units are for lower-income households. While historically affordable housing has been developed in the R-1 and R-2 zone districts, HCD has maintained that additional capacity at minimum densities of 20 units per acre is needed.

The current sites inventory identified only 44 acres and 747 units to be developed at R-3 (29 du/ac) and R-4 (43 du/ac) densities. To make **more** land at those densities available, and to facilitate the development of multifamily housing affordable to lower-income households, the City proposes a rezone program with the following features:

(New Program)

Program 2.1.6 A - Facilitate the Development of Multifamily Housing Affordable to Lower-Income Households.

The City will identify and rezone approximately 500 acres of vacant land to the R-2 or R-3 zoning district, allowing exclusively residential uses by right without a CUP or other discretionary action and a minimum of 20 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 20 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

Additionally, the City will identify and rezone approximately 200 acres of vacant land to the R-3 or R-4 zoning district, allowing exclusively residential uses by right without a conditional use permit or other discretionary action and a minimum of 38 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 38 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

It should be noted that a portion of the properties to be rezoned will also require plan land use amendments, however since the specific properties to be rezoned from the attached listings have not yet been determined, it is not possible to identify the specific sites requiring plan amendments at this time.

Action: Facilitate Multifamily Housing Responsibility: City Planning and Development Department Time: June 30, 2010 (Revised)
Program 2.1.6 – Multi-family Land Supply

The City will amend the Zoning Ordinance to establish a site plan review procedure for multifamily uses in multi-family zones on lots greater than 2 acres.

Action: Monitor and initiate measures as needed Responsibility: City Planning and Development Department Time: June 30, 2010

Since the City's goal is to provide zoned land for 8,534 housing units, the above program would achieve and possibly exceed the goal. Currently the sites identified would yield a total of 13,357 dwelling units at densities of 20 to 38 du/acre (see attachment and map). The program has been designed to identify excessive capacity so that there is a safe margin for elimination due to environmental constraints, economic considerations or conflicting property owner goals. It should be noted that no CUP or planned unit development would be required for the rezones and/or plan amendments identified in items 1 and 2, above. Design quality would be addressed through design standards applied through the site plan review process.

Realistic Capacity: Describe the methodology for determining the capacity on non-residential and commercial zoned sites in the inventory.

This question is directed at the fourth component of the sites inventory, entitled in the housing element "Underdeveloped Mixed Use Lots."

Background: The City's Zoning Ordinance encourages mixed use development by allowing residential /commercial mixed use projects on any commercially zoned site with a CUP. The density determination is subject to individual site considerations and no maximum limit exists.

Methodology: In order to predict a realistic capacity from mixed use projects and identify sites where these would most likely occur, the following parameters were used:

- Commercial zoning
- Location within a redevelopment area
- Investment-ready, defined by value of improvements being lower than land value

Only 24 properties consisting of almost 12.5 acres met the above criteria, and a total of 390 units were estimated, at approximately 31 units per acre. We believe this is a conservative estimate, especially given the Activity Center Study and implementation of transit corridors that will be occurring during the next housing element period.

APN	AREA ELU	PLU	ZBASE	PAREA PLAN_AREA	DU
48109026	3.85931 v	rm	AE-20	168111.47 Roosevelt	39
48109024	5.80015 v	rm	AE-20	252654.25 Roosevelt	58
31380113T	0.52997 v	rm	AE-5	23085.70 Roosevelt	5
50409123T	0.58986 oa	rm	AE-5	25694.31 Bullard	6
50613021T	0.64699 oa	rm	AE-5	28182.80 Bullard	6
51002244	0.86262 v	rm	AE-5	38215.63 West	9
50409124	0.94431 oa		AE-5	41118.28 Bullard	9
32805042T	0.94742 oa	orpr	AE-5	705474.16 Edison	9
31380112T	0.98055 v	rm	AE-5	42724.74 Roosevelt	10
31265030S	0.98344 v	rm	AE-5	42838.43 West	10
504091298	1.07159 oa		AE-5	46672.48 Bullard	11
43305006	1.11201 v	rmh	AE-5	111144.08 West	11
50507042S	1.14524 v	rm	AE-5	49886.56 West	11
50409114ST		rm	AE-5	58455.08 Bullard	13
31306009	1.48159 v	rm	AE-5	64538.12 Roosevelt	15
31327053	1.65111 v	rm	AE-5	71921.65 Roosevelt	17
50409120T	1.88941 oa	rm	AE-5	82300.05 Bullard	19
48012008	2.17878 v	rm	AE-5	94907.85 Roosevelt	22
51120027	2.51303 oa	rm	AE-5	109473.19 West	25
41026003	2.66810 oa	rm	AE-5	116221.92 Hoover	27
31306010	2.94574 v	rm	AE-5	128316.39 Roosevelt	29
504091218	3.45610 oa	rm	AE-5	150550.19 Bullard	35
48105003	3.75144 v	rml	AE-5	1012797.94 Roosevelt	38
50703012ST	4.52533 oa	co	AE-5	756870.10 Bullard	45
51021004	4.70896 oa	rm	AE-5	205572.85 West	47
51117119	4.94339 oa	rm	AE-5	215333.90 West	49
51117120	4.94416 oa	rm	AE-5	215367.34 West	49
50613028	5.36536 oa	rm	AE-5	1530246.38 Bullard	54
44906006	6.64296 oa	rm	AE-5	289367.40 West	66
44202243	9.40956 oa	rm	AE-5	419496.50 West	94
48111042T	10.24883 v	rm	AE-5	447152.84 Roosevelt	102
50409113	13.99417 oa	rm	AE-5	759007.65 Bullard	140
50408008S	15.74483 oa	rm	AE-5	806011.14 Bullard	157
31302126	16.19831 v	rm	AE-5	705559.80 Roosevelt	162
50613028	18.43825 oa	rm	AE-5	1530246.38 Bullard	184
48102047	37.55663 v	rm	AE-5	1635977.65 Roosevelt	376
31328071	60.10002 oa	rm	AE-5	2617976.89 Roosevelt	601
47003206	0.70164 v	rm	C-2	30563.46 Roosevelt	7
47904053	5.08164 v	rm	C-2	221356.16 Edison	51
47711110T	0.59982 v	rm	C-6	26128.35 Edison	6
47711109ST	3.60430 v	rm	C-6	157003.18 Edison	36
48035314	0.50497 v	rm	R-1	21998.56 Roosevelt	5
45026018	0.50599 v	rm	R-1	22244.86 Fresno High-Roeding	5
32813128	0.51646 v	rm	R-1	22496.91 Edison	5
47722250	0.53048 v	rm	R-1	23591.76 Edison	5
47013301T	0.54679 v	rm	R-1	23817.97 Roosevelt	5
44404116	0.57383 v	rm	R-1	24995.81 Fresno High-Roeding	6
47013102	0.60208 v	rm	R-1	26226.74 Roosevelt	6
47716112	0.60482 v	rm	R-1	26345.95 Edison	6
408153X54	0.61756 v	rm	R-1	26900.70 Hoover	6
45328223	0.63761 v	rm	R-1	27774.45 Roosevelt	6

47713101	0.64686 v	rm	R-1	28177.32 Edison	6
47113216	0.66216 v	rm	R-1	28843.77 Roosevelt	7
45814108	0.66475 v	rm	R-1	29052.52 West	7
46411312	0.67158 v	rm	R-1	29253.91 Edison	7
46411311	0.67165 v	rm	R-1	29257.18 Edison	7
46417306	0.67379 v	rm	R-1	29350.08 Edison	7
45328124	0.70051 v	rm	R-1	30514.20 Roosevelt	7
44405201	0.73207 v	rm	R-1	31888.79 Fresno High-Roeding	7
47711301	0.79521 v	rm	R-1	34639.44 Edison	8
44919117	0.80163 v	rm	R-1	34919.03 West	8
47122045	0.80488 v	rm	R-1	35060.56 Roosevelt	8
47713102	0.83093 v	rm	R-1	36195.15 Edison	8
47711303	0.85425 v	rm	R-1	37211.21 Edison	9
47711304	0.92372 v	rm	R-1	40237.09 Edison	9
32815014	0.93080 v	rm	R-1	40545.59 Edison	9
32815012	0.97577 v	rm	R-1	42504.37 Edison	10
31275113	0.98187 v	rm	R-1	43073.85 West	10
32916123	0.99298 v	rm	R-1	43254.92 Edison	10
47927002T	1.01696 v	rm	R-1	44298.67 Edison	
57721054	1.03100 v	rm	R-1	51607.18 Woodward Park	10
48012012	1.26982 v	rm	R-1	55312.59 Roosevelt	10
479040X1	1.28379 v	rm	R-1	55921.76 Edison	13
48012016	1.56602 v	rm	R-1	68215.81 Roosevelt	13
47905006	1.56692 oa	rm	R-1	68255.01 Edison	16
47905008	1.56769 oa	rm	R-1	68288.51 Edison	16
31284122T	1.64175 v	rmh	R-1	71603.86 West	16
47927003T	1.66928 v	rm	R-1	72713.61 Edison	16
43633017	1.90747 v	rm	R-1	83089.31 McLane	17
45328230	2.18967 v	rm	R-1	95381.82 Roosevelt	19
46306017	2.42053 v	rm	R-1	105438.22 Roosevelt	22
51003004	2.75626 v	rm	R-1	123015.13 West	24
40420023	3.57957 v	rm	R-1	155926.27 Woodward Park	28
47716116T	3.74379 v	rm	R-1	163079.52 Edison	36
31206249	3.82233 oa	rl	R-1	723880.65 West	37
47904014	4.36725 v	rm	R-1	190237.40 Edison	38
48147041	4.43190 v	rm	R-1		44
50902017	4.76655 oa		R-1	194221.03 Roosevelt	44
47717023T	7.55302 v	rm rm	R-1	207631.09 Bullard	48
47706004T	7.71481 v	rm	R-1	329009.50 Edison	76
47706003	9.49952 oa			336056.91 Edison	77
47703027	18.64856 oa	rm	R-1	413798.94 Edison	95
47703027	19.58706 oa	rm	R-1	814963.00 Edison	186
41707056	0.66180 v	rm	R-1	853783.04 Edison	196
41707058	1.86344 v	rm	R-1-B	28827.97 Bullard	7
50812026	0.59868 v	rm	R-1-B	81173.06 Bullard	19
50808202ST		rm	R-1-C	26078.48 West	6
	0.78001 v	rm	R-1-C	33977.21 West	8
50808224S	0.84933 v	rm	R-1-C	36996.87 West	8
50810129S	0.88109 v	rm	R-1-C	38380.11 West	9
47129110	0.56032 v	rm	R-2	24407.60 Roosevelt	6
47129111	0.56133 v	rm	R-2	24451.57 Roosevelt	6
47130243	0.56516 v	rm	R-2	24618.54 Roosevelt	6
45229134	0.59508 v	rm	R-2	25921.70 Fresno High-Roeding	6

47714412T	0.88701 v	со	R-2	38638.00 Edison	9
43322006	0.97956 v	rm	R-2	43471.57 Fresno High-Roeding	10
48032110	1.11255 v	rm	R-2	48462.72 Roosevelt	11
47725206	1.19805 v	rm	R-2	52337.90 Edison	12
47408018	1.68841 v	rm	R-2	73549.23 Roosevelt	17
51002130	8.34421 oa	rm	R-2	368927.28 West	83
51002129S	8.73497 oa	rm	R-2	381667.04 West	87
47902045	9.81506 v	rm	R-2	427544.10 Edison	
31306007	0.52887 v	rm	R-2-A	23037.57 Roosevelt	98
48022037	0.61056 v	rm	R-2-A	26596.18 Roosevelt	5
31306008	0.66829 v	rm	R-2-A	29110.71 Roosevelt	6 7
43709015	0.54427 v	rm	R-A	23708.20 McLane	, 5
43709029	0.60019 v	rm	R-A	26144.33 McLane	
45622120	0.62667 v	rm	R-A	27297.91 Roosevelt	6
45624122	0.65741 v	rm	R-A	28636.67 Roosevelt	6
45622105T	0.69883 v	1111	R-A	30441.03 Roosevelt	7
45622104T	0.73732 v		R-A	32117.60 Roosevelt	7
43308001	0.83402 v	rm	R-A		7
45305120	0.89686 v	rm	R-A	41311.35 Fresno High-Roeding	8
48003018	0.93962 v	rm	R-A	39067.29 Roosevelt	9
43039114	1.03618 v	rm	R-A	41597.57 Roosevelt	9
46404013	1.43469 v	rm		45135.79 Hoover 62494.99 Edison	10
40720405	1.52910 v	rm	R-A		14
45624221	1.60672 v	rm	R-A	66607.77 Bullard	15
48003035	1.89896 v	rm	R-A R-A	69988.87 Roosevelt	16
47904026	2.86979 v	rm	R-A	82718.86 Roosevelt	19
46404049	3.01182 v	rm	R-A	125008.26 Edison	29
47905004	3.12846 oa	rm	R-A	131194.70 Edison	30
47905004	3.13153 oa	rm	R-A	136275.56 Edison 136409.57 Edison	31
43308002	3.89675 v	rm rm	R-A		31
47902027	4.91917 v	rm	R-A	160443.25 Fresno High-Roeding 214279.10 Edison	39
50902015	8.14277 v	rm	R-A	354699.05 Bullard	49
47902029	9.49803 v	rm	R-A	413734.30 Edison	81
47905001	9.52904 oa	rm	R-A	415084.82 Edison	95 05
31002029	58.03278 oa	rm	R-A	3341098.45 McLane	95 590
47818312	0.59406 v	rm	SPLIT	49827.31 Edison	580 6
47818317	0.66520 v	rmh	SPLIT	102829.74 Edison	-
47921514	0.74460 v	rm	SPLIT	32434.76 Edison	7 7
31328072	1.17737 v	rm	SPLIT	390911.15 Roosevelt	12
50235040S	1.27349 v	rm	SPLIT	58553.28 Bullard	13
47920306	2.16705 v	rm	SPLIT	94396.51 Edison	22
44926001	2.27634 v	rm	SPLIT	188846.29 West	23
32805043	3.05340 oa	rm	SPLIT	167949.37 Edison	23 31
31328072	3.63870 v	rm	SPLIT	390911.15 Roosevelt	36
47030009	4.92302 v	rm	SPLIT	305305.32 Roosevelt	36 49
48111043T	6.58830 v	rm	SPLIT	286986.45 Roosevelt	
50408043	0.59929	1111	OI LII	0.00	66
50507005S	1.14314 v	rm			6
50507005S 50507006S	1.37315 v	rm rm		49795.26 West 59814.48 West	11
50408025S	2.48411 oa				14
504080255 50613005S	3.19411	rm		108207.55 West	25
51102097				0.00	32
5110209/	4.03159			0.00	40

32610024	4.88913 oa	rm	213259.14 Edison	49
50408028S	6.15187 oa	rm.	267975.47 West	62
50408044	7.41838		0.00	74
51102098S	7.94057		0.00	79
32610064	8.57918 oa	rm	374007.00 Edison	86
32610022	9.43144 oa	rm	416747.79 Edison	94
32610062	9.56496 oa	rm	416729.39 Edison	96
50703021S	14.04811		0.00	140
51102036	14.53964		0.00	145
	680.89134			6805

REZONE 38 UPA

APN	AREA	ELU	PLU	7BASE	PAREA	PLAN_AREA	DU
48111020	2.71213		rmh	AE-20	118140.29		
51004013	0.50002		rmh	AE-5	21723.99		54
50601014T	0.51039		rmh	AE-5	779244.41	· · · · ·	10
51011008	0.58310		СО	AE-5	55164.08		10
50506007	0.74679		cr	AE-5	1332286.83		12
50506043	0.88499		cbp	AE-5	519388.83		15
51004003	1.56898		rmh	AE-5	67872.59		18
43305006	1.60693		rmh	AE-5	111144.08		31
51101257	1.87078		rmh	AE-5	81491.14		32
51004029	2.04557		rmh	AE-5	89120.24		37
50732001	3.30399		rmh	AE-5	143921.86		41
48111005	5.95925		rmh	AE-5	259584.83		66
43303207	7.21623		rmh	AE-5	316843.05		119
48105003	7.72959		rml	AE-5	1012797.94		144
50506017	7.96558		co	AE-5	924123.17		155
50601014T	17.18062		rmh	AE-5	779244.41		159
50506008	26.69547		rmh	AE-5	2037181.34		344
44303209	0.54723		rmh	C-2		Fresno High-Roeding	534
50903048S	0.90461		rmh	C-2	39405.02	Rullard	11
50903044	1.12978		rmh	C-2	49213.19		18
50903030S	1.51730		rmh	C-2	66093.54		23
48139043	4.92314		rmh	R-1	214562.94		30
44203007	2.24632		rmh	R-1-C	95494.74		98
46513411	0.51901		rmh	R-2	22608.28		45 10
47106221	0.57042		rmh	R-2	24847.55		11
45422324	0.58242		rmh	R-2	25370.26		12
43323006	0.58732	v	rmh	R-2		Fresno High-Roeding	12
43517308	0.68683	V	rmh	R-2	29918.44	Fresno High-Roeding	14
43021007	0.89738	V	rmh	R-2	39089.74		18
51013041S	0.97766	V	rmh	R-2	42548.94		20
43323003	1.14814	V	rmh	R-2		Fresno High-Roeding	23
50936041	2.51183 \	/	rmh	R-2	109415.35		50
50936040S	2.56516 v	/	rmh	R-2	111738.19		51
40450022	4.74691 v	/	rmh	R-2		Woodward Park	95
40409024	4.82917 v	/	rmh	R-2		Woodward Park	97
48008016	4.94084 v	/	rmh	R-2	215223.11		99
48008015	4.95264 \	/	rmh	R-2	215737.00		99
51010039	7.32404 \	/	rmh	R-2	318987.40		146
50903051S	8.58434 \	/	rmh	R-2	374084.21	Bullard	172
46407010	9.04731		rmh	R-2	394100.71		181
46407011	9.04781	oa	rmh	R-2	394122.62	Edison	181
51124031	9.20246 \	/	rmh	R-2	400859.00	West	184
50408016S	9.45807	oa _.	rmh	R-2	413331.54	West	189
46512512	0.52985 v	<i>,</i>	rmh	R-2-A	23080.16	Edison	11
42426501	0.56489 v	/	rmh	R-2-A	24606.79	Bullard	11
47219035	0.59861 v	<i>'</i>	rmh	R-2-A	26075.38		12
47219036	0.59870 v		rmh	R-2-A	26079.51		12
47204025	0.64273 v		rmh	R-2-A	27997.47		13
47204028	0.64353 v		rmh	R-2-A	28032.18		13
47204026	0.64364 v		rmh	R-2-A	28037.08		13
47204027	0.64364 v	,	rmh	R-2-A	28037.08 [Roosevelt	13

REZONE 38 UPA

47832013T	0.95239 v	rmh	R-2-A	41485.95 Edison	19
43038131	1.12414 v	rmh	R-2-A	48967.33 Hoover	22
47807426T	1.50403 v	rmh	R-2-A	65515.32 Edison	30
40720402	2.54323 v	rmh	R-2-A	110783.10 Bullard	51
41604009	2.67635 v	rmh	R-2-A	116581.89 Bullard	54
42450126	3.66590 v	rmh	R-2-A	159684.98 Bullard	73
45216514	0.52303 v	rmh	R-3	22783.11 Fresno High-Roeding	10
50613009S	0.93086 v	rmh	R-3	40590.32 Bullard	19
47122005	0.96493 v	rmh	R-3	42032.23 Roosevelt	19
47908336	1.01359 v	rmh	R-3	44151.74 Edison	20
47113221	1.07945 v	rmh	R-3	47020.83 Roosevelt	22
45223221	1.13857 v	rmh	R-3	49595.94 Fresno High-Roeding	23
46312010	1.22705 v	rmh	R-3	53450.24 Roosevelt	25
47134001	2.26549 v	rmh	R-3	98684.57 Roosevelt	45
41808048	3.25268 v	rmh	R-3	141686.75 Hoover	65
41808047	4.84268 v	rmh	R-3	210946.99 Hoover	97
50613008S	5.77268 v	rmh	R-3	251458.00 Bullard	115
43402081	6.77777 v	rmh	R-3	295239.73 Fresno High-Roeding	136
44602007	2.08064 v	rmh	R-4	90632.67 McLane	42
41806052	3.29527 v	rmh	R-4	143541.94 Hoover	66
43402057	0.70692 v	rmh	R-A	30793.60 Fresno High-Roeding	14
40915051	1.71371 v	rmh	R-A	74649.16 Hoover	34
32610027	9.50928 oa	rmh	R-A	414182.66 Edison	190
47818312	0.54982 v	rm	SPLIT	49827.31 Edison	11
46323207	0.56147 v	rmh	SPLIT	24457.49 Roosevelt	11
41805016	0.59652 v	rmh	SPLIT	25984.34 Hoover	12
47818319	0.65021 v	rmh	SPLIT	28323.26 Edison	13
47030009	0.84420 v	rm	SPLIT	305305.32 Roosevelt	17
47818308	0.90524 v	rmh	SPLIT	39432.33 Edison	., 18
46717315T	1.21538 v	rmh	SPLIT	52941.94 Edison	24
47030009	1.24162 v	rm	SPLIT	305305.32 Roosevelt	25
47818317	1.36523 v	rmh	SPLIT	102829.74 Edison	27
50019139S	1.46152 v	CO	SPLIT	881471.38 Bullard	29
50506040	2.74770 oa	co	SPLIT	661718.58 West	55
46714213	3.43502 v	rmh	SPLIT	196471.80 Edison	69
48003060	3.52128 v	il	SPLIT	528749.27 Roosevelt	70
47902035	3.97195 v	rmh	SPLIT	173018.07 Edison	79
47704068	4.09426 v	rmh	SPLIT	178354.63 Edison	82
47902043	6.48127 v	rmh	SPLIT	282324.13 Edison	130
50019139S	6.59441 v	CO	SPLIT	881471.38 Bullard	132
51124020	7.83010 v	rmh	SPLIT	647864.68 West	157
51124005	10.03063 v	rmh	SPLIT	436934.02 West	201
51124025	11.50449 v	rmh	SPLIT	501135.47 West	230
43309024S	3.06452 v	rmh	T-P	133347.46 West	61
46711402	0.86904			0.00	17
50601004	6.12585			0.00	123
	327.61651				6552

		Infi	II Sites			
Tract or Project Name	Plan Area	Zone	Acres	Dwelling Units	Density	Residential
				· · · · · · · · · · · · · · · · · · ·	Per Acre	Type
Fulton Plaza	Central	C-4	2.00	80	40	mf
Legacy	Central	CC MU	4.00	170	42	mf
Sandstone Apartment	Edison	R-A	4.92	69	14	mf
Campus Point	Hoover	n/a	28.00	540	19	mf
San Joaquin Gardens	Hoover	R-1	15.00	261	17	mf
Park Grove Commons	McLane	R-3	25.00	264	10	mf
Fancher Creek	Roosevelt	C-3 MU	95.00	740	7	mf
Little Long Cheng	Roosevelt	R-1	7.00	43	6	sf
Oak Park Senior Villas	Roosevelt	R-1	5.00	65	13	mf
Tanager Springs	Roosevelt	R-2	10.00	160	16	mf
Transit Village	Roosevelt	R-3	5.30	133	25	mf
South Stadium	Central	C-4/CM	16.00	685	42	mf
Total			217.22	3,210	14.77	

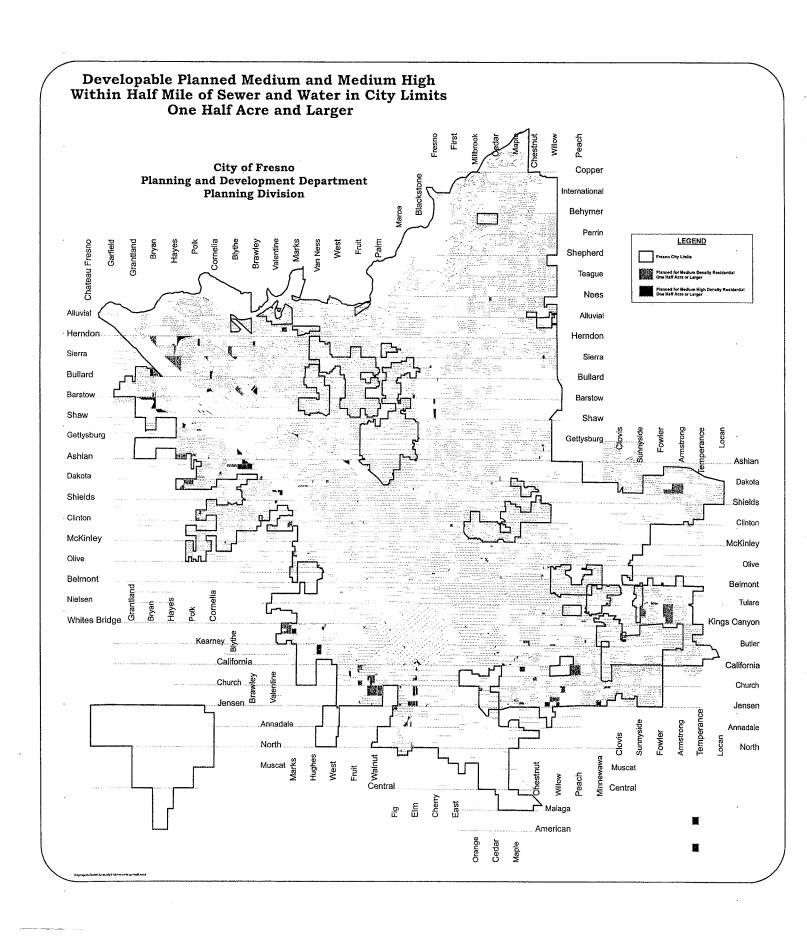
Inventory of Potential Sites for Mixed Use Development Within Central Area from High Speed Rail Infill Study Added vacant and underdeveloped parcels in the Central Area

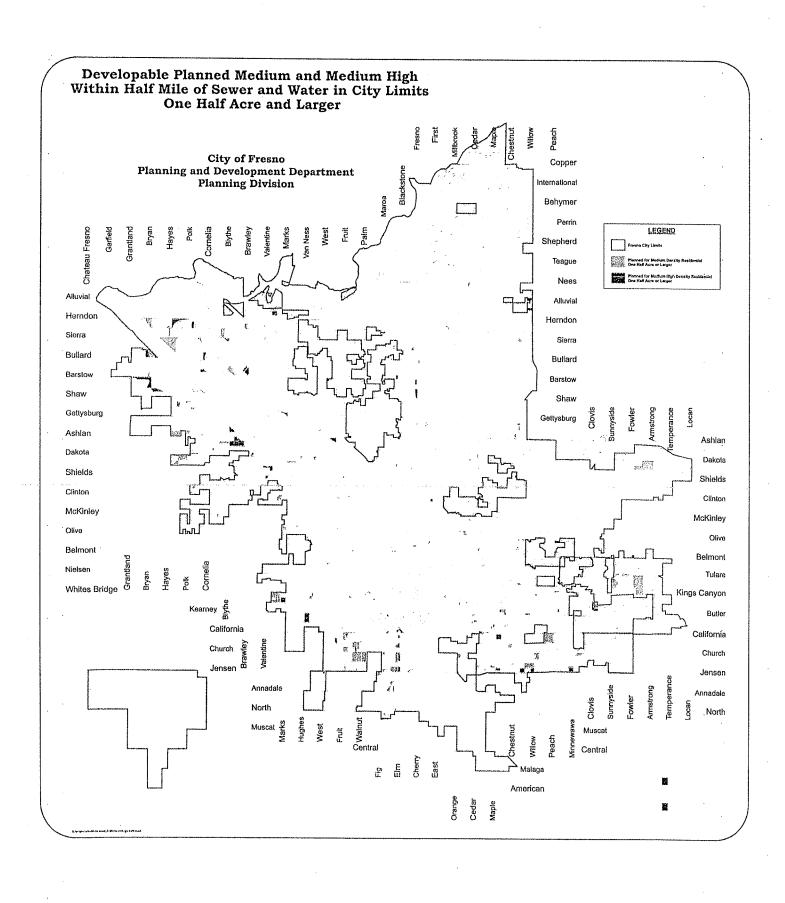
	· ώ	
Existing • Use	11 Parking lot 15 Parking lot 16 Parking lot 17 Parking lot 18 Parking lot 19 Par	10 the alley. (West [inichbock]) Required off- street parking 5 for abuting use.
D.U. Capacity *	- 4 m m m d 4 d d d d d d d d d d d d d d	
D. 25		•
Zone	4 4 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	g 22
Parcel General Plan Sq. Footage Designation	25, 136 comm./mixed use level 2 5, 53, 24. Comm./mixed use level 2 5, 54, 25 comm./mixed use level 2 5, 54, 25 comm./mixed use level 2 5, 54, 25 comm./mixed use level 2 2, 54, 349 comm./mixed use level 2 2, 54, 349 comm./mixed use level 2 2, 54, 35 comm./mixed use level 2 2, 54, 35 comm./mixed use level 2 2, 55, 136 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 54, 35 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 54, 35 comm./mixed use level 2 2, 55, 55 comm./mixed use level 2 2, 54, 35 comm./mixed use level 2 3, 54, 55 comm./mixed use level 2	14,810 comm./mixed use level 2 7,405 comm./mixed use level 2 14,810 comm./mixed use level 2
Ac.	0.06 0.08	0.17
	i i	
APN	468282231 46821834 4682184171 46821046 46822046 46822046 46822046 46822116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282116 468282021 46818222 46818222 46818222 46808202 46808202 46808202 46808202 46808202 46808202 46808203 46808203 46808203 46808203 46808203 46808203 46808303 46807824 46801723 46807723 46807723 46807723 46807723	46610206 46607406
i N	7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	11 11

-	10,890 comm./mixed use level 2 C-P	ā.	23,958 comm./mixed use level 2 C-P	0.41 17,860 comm/mixed use level 2 C-4 12 vacant lot	36,155 comm./mixed use level 2	12,197 comm./mixed use level 2 C-4		0.18 7,841 comm./mixed use level 2 C-4 5 Off-street parking for adjacent use(s) (4)	40,075 comm./mixed use level 2	14,810 comm./mixed use level 2 C-4		26,136 comm./mixed use level 2 C-4	14,810 comm./mixed use level 2 C-4	1.03 44,867 comm./mixed use level 2 C-4 31 (S) Off-street parking for on-site use(s) (2)	58.82
- 6'	59325077	5932508T	15932125	60	46610520	66105521	46610522	16610523	6610525	6611401	6614412	6611415	46611411	46611414	Total Additional Ac.

Dwelling unit opacity determined at 30 dwelling units per acre except as otherwise noted.
 Dwelling unit capacity determined at 50 dwelling units per acre.







ANALYSIS OF POTENTIAL GOVERNMENTAL CONSTRAINTS, LAND USE CONTROLS, AND PROCESSING AND PERMIT PROCEDURES

"2. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, and local processing and permit procedures (Section 65583(a)(5)).

<u>Land Use Controls:</u> While the element now identifies residential development standards in non-residential and residential zones, it must still include an analysis of these standards for their potential impact on the cost and supply of housing, including the cumulative impact on the ability to achieve maximum densities."

Preface

It is the City's experience that the land use controls in place have not posed a negative impact on the maintenance, improvement, or development of housing nor have they been an obstacle to the development of affordable housing. However, there are certain standards that could be further analyzed to ensure higher densities are created wherever possible. One practice for encouraging affordable housing is to reduce the cost of land for development projects through building at higher densities. Although the State density default is 30 units per acre, the City has one (R-4) residential zone district which allows up to 43.5 units per acre with a CUP.

Analysis

The City of Fresno's residential development standards are summarized in Chapter 4 of the Housing Element. Subsequent to the creation of the 2008-2013 Housing Element, the City enacted six amendments to the zoning ordinance that provides more flexible standards for residential developments. Development incentives are described in more detail in Chapter 5 of the City-adopted 2008-2013 Housing Element.

There are currently 14 residential zone districts within the City ranging from rural to high residential use with varying density consistencies. Densities start from rural: zero to 1.21 dwelling units per acre, to high: 18.16 to 43.56 dwelling units per acre. Table 4-10, *City of Fresno Development Standards by Zoning District* (Chapter 4) outlines the housing types permitted by zoning district. An examination of the table content reveals that a majority of the districts can accommodate varying housing type on a by-right basis. Also, a majority of the zoning districts requiring a CUP are single-family attached/detached homes, duplexes, and 3+ dwelling units. As identified in Table 4-1 (or table 4-10) a CUP is also required for single-room occupancy units in the R-3 and R-4 zones and farm-worker housing in the R-P and C-P zone districts.

In accordance with Senate Bill 2, effective January 1, 2008, the City's group housing, emergency shelter and transitional housing are located in properties zoned for residential use. These types of housing units that are developed within the 14 residential zone districts are also considered by-right development with the exception of those that have greater than 6 units. Those with greater than 6 units require a CUP.

Current zoning, growth controls, and open space requirements generally match that of the City's 2025 General Plan, which serves as a guide for new growth and development. These land use controls are compatible to the required setbacks, lot sizes, height limits, density, and other related zoning categories.

Maintenance:

The City's residential development standards do not pose a constraint on the maintenance of existing housing structures. Development standards are specifically for new development or improvements that change the original footprint of a structure. Construction of additional rooms to an existing structure requires that the addition meet certain Uniform Building Code for health and safety purposes. Processing time for this varies with the complexity of the expansion project. Routine maintenance of existing housing structures is encouraged especially for those homes located in older neighborhoods.

Improvement:

The City's residential development standards also do not prose a constraint on the improvement of existing housing structures. As with routine maintenance, the City encourages improvements to existing housing structures. The City implements a Home Improvement Program as one of its many programs to assist low-income families with rehabilitation of their homes. The City also implements a Rental Rehabilitation Program to assist owners with rehabilitation their rental property that are made available to low-income tenants. The Redevelopment Agency also offers a minor rehabilitation program in eligible areas.

New Development:

There are a few development standards that may pose an undue constraint to the development of new housing. A recent example of this was the proposed single-family Maple Valley Project. The developer had some difficulty achieving the density of 10.07 units per acre due the required setback, street width, parking, solid waste, and open space requirements for the parcel. After lengthy review and discussion, the project was approved, provided that the developer made changes to the site plan and ensured that open space was provided somewhere within the project area. This lengthy review process along with the revisions, led the developer to seek additional funding for the overall costs, since there were now to be fewer homes built on the parcel.

Although the City encourages higher densities, the current development standards are not consistently compatible with this higher density vision. To help with increasing yield in new residential developments and to ensure that barriers are removed to achieve higher densities, the City adopted, during the last Housing Element period, several policies that would help increase housing yield. These policies are outlined in Chapter 5, Policy 4.3 - Other Development Incentives.

Also, during the last Housing Element period, the City adopted a Density Bonus Ordinance that provides incentives to developers to develop higher density residential properties. The only exception is that the developer would need to agree to set aside a percentage of units specifically for low-income households. This Ordinance allows a density of up 17 units per acre in an R-1 zone district.

Table 4-10 (Chapter 4) provides a perspective on the City's development standards in its residentially zoned districts. There is also further development standard analysis throughout Chapter 4.

Table 4-10
City of Fresno
Development Standards by Zoning District

Zoning	Bldg	Lot	Minim	um Yarc	l Setback	Minimum	Minimum	Lot Area	Parking Spaces	Permitted
District	Height	Width	Front	Side	Rear	Lot Area	Lot Area (sq.ft.)	per DU	Per DU	Uses
R-1	35	50	15	5	20	5,000	50x90	50%	1	SF*
R-2	35	50	15	5	20	5,000	50x90	50%	1	SF*
R-3	40	60	15	5	15	7,500	60x110	50%	1.5	MF*
R-4	40	65	15	5	15	10,000	65x110	60%	1.5	MF*
R-A	35	130	35	15	20	36,000	130x170	30%	1	SF*
R-P	30	65	15	10	10	7,500	65x110	50%	1.5	SF/MF*
T-P	N/A	30	15	5	10	3 Acres	30x110	N/A	1.5	Trailer Park

Source: City of Fresno Zoning Ordinance

The City's zoning districts (multi-family) include the following subdivisions:

Multi-family

R-3: 6,600 square feet R-4: 7,150 square feet R-P: 7,150 square feet

Areas for multi-family use allow for 50% to 60% of the dwelling unit to occupy the lot area and provide for slightly varying minimum yard setback requirements. Parking requirements for multi-family units require a minimum of 1.5 parking spaces per unit. Any less than the 1.5 parking spaces per unit would reduce or eliminate marketability. Any other special considerations require a variance or CUP.

The minimum height and yard setbacks outlined in Table 4-10 may restrict the developer from achieving higher densities because it restricts the percent of the lot occupancy and has a set building height. Despite these minimums, the allowable densities for multi-family developments range from 15 units per acre to up to 29 units per acre. Multi-family residential districts also have additional standards for building coverage and open space requirements.

As set forth in the City's General Plan, all new development is obligated to provide open space. The City's Fresno Municipal Code requires a minimum of 3 acres per 1,000 in population, be set aside for parks. As stated in Chapter 4, the park land requirement amounts to .00933 acres per single-family residence and .00759 acres per multi-family unit. This open space requirement, although much needed, further reduces a parcel's maximum development capacity.

The City's zoning districts (single-family) include the following subdivisions:

Single-family

R-1: 4,500 square feet R-2: 4,500 square feet R-A: 22,100 square feet

^{*}See City of Fresno Zoning Ordinance for additional uses.

These lot areas allow for only 50% of the dwelling unit to occupy the parcel area and provide for a minimum of one parking space per dwelling unit. As with multi-family, reducing the parking further would adversely impact marketability. Minimum lot area for both single- and multi-family is considerably under utilized at 50% to 60%.

To alleviate some of these perceived constraints, the City is proposing to revise Housing Element Program 1.1.4 and 2.1.7 and add one new program to include maximum densities for each type of zone districts as follows:

(Revised)
"Program 1.1.4 - Institutional Barriers

In a joint effort, the City Planning and Development Department and the RDA shall collaborate to identify land use polices, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing [and develop maximum densities for single- and multi-family housing developments]. Each entity shall collaboratively address potential barriers as they arise.

Action: Continue monitoring institutional barriers and advise on findings [and development maximum densities].

Responsibility: City Planning and Development Department and RDA.

Time: Ongoing"

(Revised)
"Program 2.1.7 - Increase Housing Yields

The City shall annually review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law. Whenever possible, housing yield per acre shall be increased, conserving land, services, and costs. The City Planning and Development Department shall also review the potential for higher yield through flexibility in or removal of governmental constraints such as street width, setback, coverage, and lot size requirements as set forth in new policies and code changes.

Action: Review State regulations and change City plans, policies, and ordinances as needed. Responsibility: City Planning and Development Department.

Time: Annually"

(New Program)
Program 2.1.7A – Maximum Density

Whenever possible, density shall be increased, conserving land, services, and costs. The City Planning and Development Department shall review its development standards such as street width, setback, coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to achieve minimum densities, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities. Further, the City will develop a maximum density matrix to help developers facilitate higher density

residential developments.

Action: Ensure minimum densities in the R-3 and R-4 zone and develop maximum density matrix for the development community.

Responsibility: City Planning and Development Department.

Time: Years 2 and 4

Developing a maximum density matrix similar to Table 4-10 for use by the development community would help facilitate developer questions and help to achieve 10X10 affordable housing and Housing Element goals.

With the current minimum development standards, the City can still exceed the Regional Housing Needs Allocation (RHNA) new construction requirement by at least 4,234 units. The City's sewer and water facilities also have the capacity to handle an approximately 25,000 new dwelling units during the plan period, which is 4,024 more that the RHNA plan number.

Also since the City has many older neighborhoods, backyard setbacks are in place to accommodate alley approaches. Newer homes in the northern portion of the City, as a general rule, have front yard and side set back issues to address as opposed to rear year setbacks issues.

Conclusion:

The City's development standards for residential development have not constrained the development of housing nor have they posed a barrier to the development of affordable housing. The development standards in Table 4-10 are compatible and work congruently with the lot size, parking and open space requirements.

Through two revised, and one new, programs, the City can help to facilitate higher densities in its zoning districts and thereby exceed the RHNA new construction plan number and proposed Housing Element and 10X10 affordable housing goals. The new program proposes a maximum density to help facility high densities for both single- and multi-family developments.

Another possibility to achieving higher density would be to remove the CUP requirement for large-scale multi-family projects. The City already has sufficient site plan review processes, and now an in-depth review process via the Development Partnership Center that ensures thorough design quality issues are addressed at the predevelopment stage. To further increase density for existing under developed lots, the City should encourage detached cottages on single-family lots and housing on current non-residential zoned lots.

Also as stated in Chapter 3: "General Plan Urban Form Policies C-8-a through C-8-f encourage mixed uses, flexible parking standards, a mix of residential/commercial and public uses, and modification of the zoning ordinance to facilitate mixed-use zoning. Policies C-9-a; through C-9-k provide for support of multifamily uses; in particular, General Plan Policy C-9-c allows for residential density transfers when a site is developed to less than maximum density, thereby increasing the overall average yield in the community. This is an option for the developers, and it provides for a transfer of the unused density, so the housing units are not lost as they were with the "drop-down" provision. Policies C-10-a through C-10-d relate to increasing land utilization to increase yields assumed in [Chapter

3] Table 3-4; and Policies C-11-a and C-11-d relate to integration of multifamily housing into designated Activity Centers and non-residential areas...."

Additional potential capacity for housing by residential zone district is outlined in Chapter 3, which includes elimination of the "Drop Down" provision that previously allowed densities to occur lower than those called for the 2025 General Plan. The mixed-use provision allows residential development in commercial zone districts C-1 through C-6 in the CC, C-M and M-1 districts in the Central Area. Also the C-P zoned district was modified to allow 100% residential development at densities of up to 29 units per acre.

The City routinely re-examines its land use controls to ensure they are appropriate, in conformance with the 2025 General Plan, and do not pose barriers to the development of housing in theory or practice.

"Processing and Permit Procedures: The element now includes typical processing procedures and timelines by product type (i.e., single-family, subdivision and multifamily) and indicates multifamily development is usually subject to a Conditional Use Permit (CUP) or site plan review. The element should clarify when multifamily development is subject to a site plan review and CUP and must analyze decision-making criteria, including approval findings for potential impact on cost, supply and approval certainty of this housing type. Also, additional review and complex discretionary findings through a CUP can add significant time and uncertainty to the approval process and consequently impact the cost and supply of housing, particularly housing affordable to lowand moderate-income households. Based on the analysis, if necessary, the element must add or revise programs to address and remove or modify the potential constraints."

Preface

Table 4-1 (Chapter 4) of the City-adopted 2008-2013 Housing Element list all of the Conditional Use Permit (CUP) requirements by zone district. Table 4-2 and 4-3 (Chapter 4) outline the approval requirements and the time for permit processing. These tables along with the preceding analysis address the issue of the CUP requirement and the impact on cost, supply, and approval of multi-family development.

Analysis

A site plan review and CUP (as outlined in Table 4-1) is required for all multi-family residential development projects in the R-A, R-1-A, R-1-AH, R-1E, R-1-EA, R-1B, R-1C, R-1, R-P, and C-P zoned districts. R-2-A, R-2, R-3, and R-4 are considered "by right" but require a CUP if greater than 2 acres.

Table 4-1
Housing Types Permitted by Zoning Districts

RESDIENTIAL							ZONE						
USE	R-A	R-1-A	R-1- AH	R-1-E & R-1- EH	R-1-B	R-1-C	R-1	R-2-A	R-2	R-3	R-4	R-P	C-P
SF Detached	BR	BR	BR	BR	Р	Р	Р	BR ¹	BR ¹	BR	BR	NP	NP
SF Attached	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR^1	BR^1	BR ¹	BR ¹	CUP	CUP
Duplex	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR ¹	BR ¹	BR ¹	BR ¹	CUP	CUP
3+ DU	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR ¹	BR ¹	BR ¹	BR ¹	CUP	CUP
Group Housing	BR^2	BR^2	BR^2	BR^2	BR^2	BR^2	BR^2	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²
Emerg. Shelter & Transitional	BR ³	BR ³	BR ³	BR ³	BR ³	BR^3	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³
SRO/Boarding House	BR ⁴	BR⁴	BR⁴	BR⁴	BR⁴	BR⁴	BR⁴	BR ⁴	BR⁴	CUP ⁵	CUP ⁵	NP	NP
Manuf. Homes	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR^1	BR	BR	NP	NP
Mobile Homes	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR ¹	BR	BR	NP	NP
Farm Worker	NP	NP	NP	NP	NP	NP	NP	BR ¹	BR ¹	BR	BR	CUP	CUP
2 nd Unit	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR ¹	BR	BR	NP	NP

BR=By Right P=Permitted NP=Not Permitted CUP=Conditional Use NA=Not Applicable

A CUP is also required for planned unit and density-tolerant development, R-2 development on greater than two acres, condominium and zero-lot-line developments.

A CUP could delay a project significantly if there are issues that cannot be resolved during the development of the CUP document. Also, if an important aspect is not included at the writing of the CUP document and then brought up later during the construction phase, this could delay the project and add unexpected cost not originally included in the project budget. This staff oversight forces developers to seek funds not thought to be need at the predevelopment stage. In these cases, staff works with developers to resolves these issues regardless of the stage of the project.

The CUP process is not intend to be a barrier but rather a process to help mitigate street congestions, facilitate provision of adequate utilities such as transportation, water, sewage, schools, parks, fire, and other municipal services and to safeguard health, safety, general welfare of residents, and to allow flexibility within a zone district.

As stated in Chapter 4, a site plan review and CUP is a discretionary act of the Planning Director when it is determined that traffic congestion is avoided. City Planning and Development staff is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. Staff's primary objective is expeditious review and approval of all development projects. Processing normally does not exceed 60 days. However, CUPs may be appealed to the Planning Commission, and in such instances, the processing time can be extended by as many as 30 to 45 days. Site plan review, variances and minor deviations are all variations of the CUP and time lines are generally the same.

CUP required if > 2 acres

 $^{^2}$ BR if \leq 6P & CUP if > 6

³ BR if ≤ 6P & CUP if > 6 (future intent to change to solely BR—actual date TBD)

⁴NP if > 4 guests

⁵ Will change to solely BR within 1 year of Housing Element adoption

As shown in Table 4-2, multi-family development with greater than 20 units take approximately 7 days longer than a multi-family development with less than 20 units.

Table 4-2
Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
	Resid. Plan Check	Tent. Map	SPR/CUP ¹	SPR/CUP ¹
Typical Approval Requirements	Bldg. Plan Review	Subd. Review Committee	Plan Check	Plan Check
7.10 40.11.01.11.0	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map Plan Check Permitting Inspection	Inspection	Inspection
Est. Total Processing Time	Planning = 2 days Plan Check = 14-21 days ²	Planning = 6-8 mo. Plan Check = 14-21 days ²	Planning = 3-4 mo. Plan Check = 21 days ²	Planning = 3-4 mo. Plan Check = 28 days ²

Subject to appeal

A typical multi-family project takes an average of 3-4 months for the planning process and an average of 24.5 days for the plan check process. This time frame combined with a public noticing process could pose a constraint to the development of multi-family housing projects. To help alleviate time constraints, staff's review and approval procedures are completed concurrently whenever possible.

Smaller, less complex projects there are consistent with General Plan and zoning designations generally can be processed relatively quickly. For example, a review for a single-family home could be processed concurrently with the design review.

As shown in Table 4-3, the time for permit processing will vary depending on the action required for a particular project. Projects requiring review at the staff level can be completed from within 1 to 10 days. Items requiring the Planning Director's review range from 45 to 60 days. Processing time for projects with items requiring approval from the Planning Commission and/or City Council, range from 45 to 120 days. Although not every multi-family project will require all of the actions outlined in Table 4-3, the time for processing a site plan review and CUP varies greatly with the size and complexity of a project.

² Varies by sq. ft., building type, design, complexity and volume of workload; inspection times not included

Table 4-3
Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	0-3 days	City Staff
Architectural/Design Review	Infill 7-10 days	City Staff/Design Review Board
Conditional Use Permit	45-60 days	Planning Director ¹
Variance	45 days	Planning Commission
Minor Deviation Assessment	15-20 days	Planning Director
Zone Change	75-90 days	City Council
General Plan Amendment	120 days	City Council
Site Plan Review	45-60 days	Planning Director
Tract Maps	60-90 days	Planning Commission
Parcel Maps	45-60 days	Planning Director ¹
Environmental Assessment	-Cat. Exempt = 1-2 days	Planning Director ¹
	Neg. Decl. & MND = 30+ days within entitlement period	Planning Director ¹
	•EIR = 9-12 months	City Council

Subject to appeal

Also as noted in Table 4-3, an Environmental Impact Report could add an additional12 months for completion of the review process. Costs for the required review items are listed in Table 4-8 (Chapter 4) *Special Permit and Related Planning Application Fees*. Fees also vary greatly depending on the size and complexity of the project. While the fees are not considered to be a major constraint factor, the fees are ultimately passed on to the homeowner/tenant. Fees also help to support the staff time needed to review and process applications.

Chapter 6 – Goals, Polices and Programs outline the specific steps the City proposes to take to improve the site plan review process. This includes streamlining the application review process through the recently created Development Partnership Center. The Development Partnership Center is currently implementing a comprehensive processing and procedures review to reduce costs, simplify permitting, and eliminate construction delays for residential projects.

The comprehensive process now includes the following:

- Centralized project reviews and sign-off authority are now completed within the Planning and Development Department to decrease project processing times and to consistently and equitably apply public improvement requirements.
- Licensed and qualified professionals and contractors can self-certify construction drawings to reduce certain plan check review times to less than one week.
- Reduced conditional use permit and site plan review processing times by accepting amended and revised projects in lieu of a new application. This could reduce processing times by as much as 50%.
- Maximum use of the California Environmental Quality Act exemption provisions will be used to decrease site plan review and environmental clearance times and fees.
- Plan amendments and concurrently filed rezoning application fees have been reduced to accurately and fairly reflect the processing cost.
- Consolidated Urban Growth Management permit review from within entitlement processing.

Program 1.1.2 – Once Stop Processing, was fully implemented as of August 2008. The City's Housing Element program(s) for addressing the permit processing was met and is now successfully eliminating time constraints for both commercial and residential developments.

Conclusion

Based on the analysis, no additional programs are necessary to comply with Section 65583(a)(4) and (5).

The City continues to improve on its review process as specific issues arise and based on developer feedback. Recognizing the need for further improving this process will lead to even greater cost and time savings for the City, and for developers seeking approval for their projects. It is the City's objective that the cost savings to the developer can at some point be measured in actually dollars and be reflected in lower housing cost to residents.

Although not included in Table 4-3, *Time and Permitting Procedures*, projects in designated historical districts must conform to design review guidelines and could add significant time delays and cost increases in order to conform to area building guidelines. This process usually involves a review committee that meets routinely to review project plans. The committees' purpose is to ensure adopted design standards for these historical areas are preserved and enhance the value of the property and neighborhood. The design review aspect does not pose a constraint to residential development; however, it could add additional time to the review process. The City's Historic Preservation Project Manager currently handles this approval process for the City. And, since the Project Manager is the single point of contact, the process is completed quickly.

Also not included in Table 4-3, *Time and Permitting Procedures*, but not currently a cost constraint, is the review and approval process for Green development projects. The City as well as the development community respects Green building for its marketability and recognizes Green building as a solution to many environmental issues, and is taking the necessary steps to achieve Green sustainability by 2025. Although cost for residential Green building can be substantial, the City intends to reduce costs for these types of projects by speeding up the review process and by providing on-going training and education for its Planning staff on all aspects of Green building design.

REVISION TO PROGRAM 2.1.11 ZONING FOR EMERGENCY SHELTERS AND PROGRAM 2.1.13 TRANSITIONAL AND SUPPORTIVE HOUSING

Program 2.1.11 (Zoning for Emergency Shelters): Program must identify the specific zones within one year of submission of the housing element.

(Revised)

Program 2.1.11 – Zoning for Emergency and Homeless Shelters

The City Planning and Development Department shall, within one year of submission of the Housing Element, identify a zoning district or districts where emergency and homeless shelters are allowed as a permitted use, in compliance with State Government Code Section 65583(a)(4), and revise its Zoning Ordinance accordingly. Zones being considered are R-3 and R-4, however, during the zoning ordinance amendment process, all zone districts that permit residential uses will be analyzed in depth. Commercial and industrial zone districts will be analyzed as well, with primary consideration given to the C-4, C-C, M and M-1 zone districts. Additionally, emergency and homeless shelters will be permitted by right, without a CUP or other discretionary action, and will be subject only to the same development and management standards that apply to other allowed uses within the identified zone(s). Furthermore, the City will adopt the State definition which states that emergency and homeless shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and that is not withheld due to a client's inability to pay.

Action: Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4).

Responsibility: City Planning and Development Department

Time: Year 1

Program 2.1.13 (Transitional and Supportive Housing): Must be amended to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

(Revised)

Program 2.1.13 – Transitional and Supportive Housing

The City Housing and Community Development Division shall continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, and construct a minimum of 100 transitional housing units. Transitional housing is housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons, with the ultimate goal of moving them to permanent housing as quickly as possible. Rents and service fees are typically limited to an ability-to-pay formula that is consistent with HUD's requirements for subsidized housing for low-income persons. Additionally, the City Planning and Development Department shall, within one year of submission of the Housing Element, amend its zoning ordinance to identify the development of transitional and/or supportive housing as a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone, in compliance with state law.

Action: Identify funds and support construction of 100 transitional housing units, and amend zoning ordinance to comply with state law. Responsibility: City Housing and Community Development Division and Planning Division.

Time: Year 1-5